

A regular meeting of the Troy Building Code Board of Appeals was held Wednesday, September 3, 2003 at City Hall in the Lower Level Conference Room. Ted Dziurman, Chairman, called to the meeting to order at 8:30 A.M.

PRESENT: Ted Dziurman
Rick Kessler
Bill Nelson
Tim Richnak
Frank Zuazo

ALSO PRESENT: Mark Stimac
Ginny Norvell
Pam Pasternak, Recording
Secretary

ITEM #1 – APPROVAL OF MINUTES – MEETING OF AUGUST 6, 2003

Motion by Kessler
Supported by Richnak

MOVED, to approve the minutes of the meeting of August 6, 2003 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES OF August 6, 2003 AS WRITTEN CARRIED

ITEM #2 – Robert Williams, Architect, Representing Tire Wholesalers, 1783 E. 14 MILE ROAD, for relief of Section 503.1 of the Michigan Building Code to construct an addition to the existing tire warehouse facility.

Mr. Stimac explained that the petitioner is requesting relief of Section 503.1 (Height and Area Limitations) of the Michigan Building Code to construct a 2,000 square foot addition to the existing Tire Wholesaler facility. Based on the use group classifications, building construction type and the current building area, the building exceeds the area limitations allowed by Chapter 5 of the Building Code. With the construction of a new firewall with the last warehouse addition, the structure is divided into two buildings. The front portion of the building, where this addition is proposed, includes the existing un-sprinklered office. Previous actions of the Building Code Board of Appeals granted approval to allow this building to be 35,698 square feet where the code would have limited it to 27,650 square feet. The applicant now proposes to construct an additional 2000 square feet of offices on the southwest side of the building. This additional area would result in 37,698 square feet of building where 27,650 square feet are permitted.

Mr. Stimac also explained that when this building was originally converted from a manufacturing facility to a tire wholesaler it was classified as "high hazard storage". The classification has now changed and tire storage is S-1, "moderate hazard storage". Mr. Stimac said that with the change in the code and the allowance now for a S-1 use, this building could comply with the Building Code if the front office was sprinklered. Mr. Dziurman asked if the warehouse was sprinklered and Mr. Stimac stated that it was. Mr. Richnak asked if a variance would be required if the front offices were sprinklered and Mr. Stimac said that a variance would not be required.

ITEM #2 – con't.

Mr. Williams was present and stated that 12 years ago when Tire Wholesalers moved into this building no fire protection was provided. The existing 2-C construction was changed to 2-B construction and the shop area was sprinklered. Mr. Williams explained that the more current Building Code is now recognizing that this use (tire storage) is not as hazardous as originally thought.

Mr. Williams also said that this addition is very small and would only increase the size of the building by 5.6%. Mr. Williams said that if the office was sprinklered this building would be allowed to built over 80,000 square feet and would comply with the Ordinance.

Mr. Dziurman asked why they did not sprinkle the office area. Mr. Ross Kogel, the owner, was also present and stated that part of the existing ceiling is suspended and part of it is glued-on ceiling tile. Mr. Kogel further said that there is computer wiring in the ceiling. Mr. Dziurman said that since it seemed that they were quite a growing company, he felt that they would want to sprinkle the office area.

Mr. Richnak asked if they were proposing to sprinkle the proposed addition, and Mr. Williams said that they were not. Mr. Richnak then asked for an estimate of how much of the ceiling was suspended and how much was glued. Mr. Kogel said that he thought it was approximately 50-50. Mr. Richnak went on to say that there has been quite a bit of remodeling done at the DPW and sprinklers were added, and he did not feel that this would be a large job, but that it would be advantageous to the petitioner to add the sprinklers.

Mr. Kessler pointed out that there are also sidewall sprinklers available, which can be put in when accessibility to the ceiling is difficult. Mr. Kessler asked if the corridors were rated in the front of the building and Mr. Williams said that they were not. Mr. Kessler pointed out that if there are more than 30 occupants the corridors should be rated.

Chief Nelson stated that he was having difficulty in determining the hardship for this variance. Mr. Dziurman asked if they would accept a variance with conditions and Mr. Williams said that he thought they could sprinkle the addition. Chief Nelson said that sprinklered vs. un-sprinklered creates new problems to deal with, in that fire doors would have to be closed all the time. Chief Nelson also said that many hotels have added sprinklers to their rooms, and people have been able to stay in them within a very short period of time. Chief Nelson said that they have added sprinklers and then put a soffit over them.

Mr. Richnak asked if they had researched the cost of adding sprinklers. Mr. Williams stated that they had not.

Motion by Richnak
Supported by Nelson

ITEM #2 – con't.

MOVED, to postpone the request of Robert Williams, Architect, representing Tire Wholesalers, 1783 E. 14 Mile Road, for relief of Section 503.1 of the Michigan Building Code to construct an addition to the existing tire warehouse facility until the next scheduled meeting of October 1, 2003.

- To allow the petitioner to research sprinkling the existing office as well as the proposed addition.
- To allow the petitioner to get costs and figures for sprinkling this building.

Yeas: All – 5

MOTION TO POSTPONE REQUEST UNTIL THE MEETING OF OCTOBER 1, 2003
CARRIED.

The Building Code Board of Appeals meeting adjourned at 8:50 A.M.



Ted Dziurman, Chairman



Pamela Pasternak, Recording Secretary

MS/pp